

**Town of Bethany Beach  
Planning Commission Minutes  
August 16, 2008**

The Bethany Beach Planning Commission held a meeting on Saturday, August 16, 2008 in the Bethany Beach Town Hall, 214 Garfield Parkway, Bethany Beach, DE 19930.

The following members were present: Lew Killmer, who presided, Donald Doyle, Fulton Loppatto, Faith Denault, Tony McClenny and Kathleen Mink.

Also present: John Eckrich, Building Inspector, Patricia Titus of the Coastal Point, Seville Pettit, Administrative Secretary and no members from the public.

The meeting was called to order at 9:00 a.m.

**OPENING OF MEETING**

***Approval of Agenda***

Mr. Doyle made a motion to approve the agenda. The motion was seconded by Mrs. Denault and unanimously approved.

***Discussion/ Approval of the Planning Commission Minutes of June 21, 2008***

Mrs. Denault made a motion to approve the minutes dated June 21, 2008. The motion was seconded by Mr. Doyle and unanimously approved. Ms. Mink abstained, due to an excused absence.

***Announcements/ Comments/ Updates***

**Non-Residential Design Review Update (McClenny/ Killmer)**

Mr. McClenny reported that there were two meetings held. The meeting in July was for the Shore Stop located on Route 26, which the applicant was requesting to replace the canopy over the gas pumps. The committee suggested the downspouts for potential stormwater on the roof be relocated to the exterior of the columns, rather than running down the interior of the columns. The application was approved by the DRC with the agreement to change the location of the roof drainage.

The August meeting was held for DeFebo's Restaurant and Pizzeria. The applicant was requesting to put awnings over the existing exterior windows on the building to block sunlight that was causing excessive heat build-up in the restaurant area. The awning facing Garfield Parkway would contain signage. The application was approved by the DRC with no conditions.

**Comments/ Updates Regarding the August Town Council Meeting (All)**

Mr. McClenny noted the changes that were proposed to the Non-Residential Design Review Guidelines were approved. There was a public hearing held in July and at the August Town Council meeting all the changes were approved. The Boat and Trailer and Subdivision Code changes were also passed.

Mr. Killmer also noted the Town Council also approved up to \$7000.00 for Clifford Graviot, Town Manager to develop a concept plan for the Church Neff property.

The objective is to generate an approved design and to use the Town staff to perform the bulk of the design improvements, thereby minimizing the need to use outside contractors to perform the transformation of the property into a park like setting.

#### **Comments, Q&A and Discussion for Planning Commissioner Members**

Ms. Mink briefly discussed the potential impact on the make-up of the Planning Commission if two of its current members are elected to the Town Council. After a brief discussion, the Planning Commissioners decided to wait till after the election before further discussing this matter.

#### **PUBLIC COMMENT/ QUESTIONS FOR THE PLANNING COMMISSION**

There was no discussion at this time.

#### **NEW BUSINESS**

##### ***Review A Proposal for the Creation of A New Ordinance for the Regulation of Flags and Flagpoles (Killmer)***

Mr. Parsons requested the Planning Commission review the current policy regarding the permitted height of flagpoles above a structure and if necessary to create an ordinance that regulates flagpoles in Bethany Beach. The Town Council unanimously approved his request. Mr. Killmer and Ms. Mink created the document; the purpose of the document is to propose to regulate the height of the flags or flagpoles above the structure as well as the number, types and the conditions of flags that can be displayed.

The Planning Commission members reviewed and discussed a draft proposal for the regulation of flags and flagpoles. A number of changes to the draft were suggested and Mr. Killmer will present an updated version of the draft proposal at the September meeting.

The Planning Commission will then decide whether to send a proposal to the Town Council for their review and possible approval.

##### ***Status Report /Update On The Green Initiative Project (Loppatto)***

Mr. Loppatto provided the Planning Commission members with information on the Green Initiative project.

After discussion on Renewable and Green Initiatives, Mr. Killmer suggested focusing on one Green Initiative at a time. It was decided to first focus on Geothermal Heating and Cooling since there are currently several homes in Bethany Beach that already have installed this Technology and many more homeowners are looking into converting to this ecologically friendly means of heating and cooling their homes and businesses.

##### ***Status Report On Other Planning Commission Initiatives***

Mr. Doyle provided the Planning Commission members with a document on the parking issues in Bethany Beach. A through review of this subject will be made during our September meeting.

**ADJOURN**

Mr. Doyle made a motion to adjourn. The motion was seconded by Mr. Loppatto and unanimously approved. The meeting was adjourned at 11:19 a.m.

Respectfully Submitted,

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Seville Pettit  
Administrative Secretary

PLANNING COMMISSION  
ACTION ITEMS  
August 16, 2008

1. Mr. Killmer to make changes to the proposed document of the flags and flagpoles.
2. Planning Commission members to review the document on parking provided by Mr. Doyle.
3. Mr. Loppatto to contact University of Delaware for a student studying Geo Thermal, renewable energy, green technology etc..
4. Mr. Loppatto to gather more information about Geo Thermal and provide it to the Planning Commission members.
5. Planning Commission members to review information on the Green Initiative project provided by Mr. Loppatto.